



Eccles Road
Battersea, SW11

CHESTERTONS





An exceptional five-bedroom family home on Eccles Road, boasting c.1850 sq. ft that has recently been meticulously modernised and refurbished.

The property has an abundance of character with period architecture, including high ceilings with cornicing and marble fireplaces combined with modern fittings throughout.

The property has five large bedrooms, two reception rooms, an open plan kitchen diner and a generous garden offering bright and flexible accommodation.

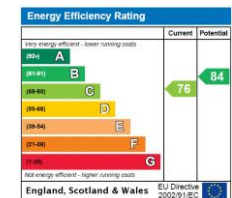
Eccles Road is a residential street set to the North West of Clapham Common, ideally located for access to the shops, cafes and restaurants located on Battersea Rise, Northcote Road and St John's Hill as well as the fantastic open green spaces of Clapham Common and Wandsworth Common.

For transport, Clapham Common Underground Station (Northern Line) offers services into the City and West End and Clapham Junction Station mainline also provides services into London Victoria and London Waterloo.

An additional benefit is the proximity from an excellent selection of highly regarded local schools and nurseries all within easy walking distance.

- C. 1850 sq ft
- Five Bedrooms
- Moments from Clapham Common
- Outstanding finish

Asking Price £1,750,000



Tenure: Freehold
Service Charge: £0
Ground Rent: £0
Local Authority: Wandsworth
Council Tax Band: F

Chestertons Battersea & Clapham Sales

6 Battersea Rise
 London
 SW11 1ED
 battersearise@chestertons.co.uk
 020 7924 4400
 chestertons.co.uk



Eccles Road, SW11

CAPTURE DATE: 01/09/2021 | LASER SCAN POINTS: 6,696,330

GROSS INTERNAL AREA

171.47 sqm / 1845.69 sqft



GROSS INTERNAL AREA (GIA) The footprint of the property	NET INTERNAL AREA (NIA) Excludes walls and external features. Includes wallrooms, restricted head height	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc.	RESTRICTED HEAD HEIGHT Limited use area under 1.9m
171.47 sqm / 1845.69 sqft	156.63 sqm / 1685.95 sqft	0.00 sqm / 0.00 sqft	2.40 sqm / 25.83 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL: 164.38 sqm / 1769.37 sqft
IPMS 3C RESIDENTIAL: 157.37 sqm / 1693.92 sqft
SPEC ID: 6123cd6b31a4b90dc2a7301e

Chesterton Global Ltd trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton Global Ltd | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is 100% recyclable